



APPRAISAL DISTRICT FOR CHAMBERS COUNTY

2026 CERTIFIED VALUE

STATE OF TEXAS
PROPERTY TAX CODE, SECTION 26.01 (E)
COUNTY OF CHAMBERS

CERTIFIED APPRAISED VALUE FOR

RICELAND MUD #1

2026 CERTIFIED VALUE

165,155,645

I, MITCH McCULLOUGH, CHIEF APPRAISER FOR THE CHAMBERS COUNTY
APPRAISAL DISTRICT, HEREBY CERTIFY THAT THE ABOVE IS THE 2026
CERTIFIED VALUE AS OF JULY 15, 2026.

July 22, 2026

Date

MITCH McCULLOUGH, CHIEF APPRAISER
CHAMBERS COUNTY APPRAISAL DISTRICT

RECEIVED BY : _____

DATE: _____

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	14,793,640	177	0	Exempt Property	271,000	16	0	0
Non Homesite	(+)	49,901,130	617	5,380	Under \$500/\$2500	0	0	0	0
Productivity Market	(+)	0	0	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		64,694,770	794	5,380	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	0	0	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	0	0		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	0	0		Foreign Trade			0	0
Land Ag Timber	(-)	0	0		BPP Exempt: Single Situs/Owner	497,790	14	0	0
Productivity Loss (=)		0	0		BPP Exempt: Multi Situs on L1H/L2H	5,980	1	0	0
Improvements					BPP Exempt: Multi Situs on J	0	0	300,224	7
Homesite	(+)	30,575,390	88	0	BPP Exempt: Related Business Entity	0	0	0	0
New Homesite	(+)	33,717,960	112	0	MultiUse	0	0		
Non Homesite	(+)	8,497,660	26	0	Solar/Wind Power	0	0		
New Non Homesite	(+)	33,765,760	110	0	Vehicle Leased for Personal Use	0	0		
Income	(+)	0	0	0	TCEQ/Pollution Control	0	0		
Total Improvement (=)		106,556,770	336	0	Allocation	0	0		
Personal					Historical	0	0		
Homesite	(+)	0	0	0	Disaster Exemption	0	0		
New Homesite	(+)	0	0	0	Residence HS Destroyed by Fire	0	0		
Non Homesite	(+)	384,120	13	47,400	Community Housing	0	0		
New Non Homesite	(+)	385,270	9	218,220	Childcare Facility	0	0		
Total Personal (=)		769,390	22	265,620	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property						774,770		300,224	
Minerals/Oil & Gas	(+)	0	0		Total Losses (includes Prod. Loss & Cap Loss) (=)				2,519,374
Industrial Real	(+)	0	0		Total Appraised Value (=)				169,944,835
Industrial/Utility Personal Property	(+)	443,279	7						
Total Mineral Market Value (=)		443,279	7		Homestead Exemptions				
Total Real & Personal Market	(+)	172,020,930	1,152		Homestead H,S	(+)	0	0	
Total Mineral/Industrial Market	(+)	443,279	7		Senior S	(+)	0	0	
Total Market Value (=)		172,464,209	1,159		Disabled B	(+)	0	0	
20% MIUP Circuit Breaker Limitation	(-)	0	0		DV 100%	(+)	4,472,590	9	
10% Homestead Cap Loss	(-)	0	0		Surviving Spouse of a Service Member	(+)	0	0	
20% Circuit Breaker Limitation	(-)	1,444,380	3		Surviving Spouse of a First Responder	(+)	0	0	
Total Market After Cap (=)		171,019,829			Total Reimbursable	(=)	4,472,590	9	
Land Timber Gain	(+)	0	0		Local Discount	(+)	0	0	
Productivity Loss	(-)	0	0		Disabled Veteran	(+)	48,000	4	
Total Market Taxable (=)		171,019,829			Optional 65	(+)	0	0	
					Local Disabled	(+)	0	0	
					State Homestead	(+)	0	0	
					Disabled Vet Donated Home (Charity)	(+)	0	0	
					Surviving Spouse Ported Amounts	(+)	268,600	0	
					Total Exemptions	(=)	4,789,190		
					Total Exemptions* (-)				4,789,190
					74 - RICELAND MUD 1 Net Taxable Value (=)				165,155,645

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
138	29	0	1	0	0	0	5	9	0	0

Total Parcels*: 833* Parcel count is figured by parcel per ownership

Total Owners: 284

Total Items: 833

H - Homestead
S - Over 65
F - Disabled Widow
B - Disabled
DV100 (1, 2, 3) - 100% Disabled Veteran
4 (4B, 4H, 4S) - Surviving Spouse of a Service Member
5* (5B, 5H, 5S) - Surviving Spouse of a First Responder

D - Disabled Only
W - Widow
O - Over 65 (No HS)
DV - Disabled Veteran

Special Certified Totals

New Improvement/Personal Market: \$67,868,990 Taxable: \$64,930,390	+	Industrial/Utility/Personal Property New Value Taxable: \$0	=	Grand Total New Value Taxable: \$64,930,390
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New AG/Timber

Market: \$0

Taxable: \$0

Value Loss: \$0

Exempt Value of First Time Absolute Exemption: \$0

Exempt Value of First Time Partial Exemption: \$0

Average Values* (includes protested & exempt value)

Average Homestead Value A*		Parcels	Total Homestead Value A*	
Market	\$446,819	177	Market	\$79,086,990
Taxable	\$419,762		Taxable	\$74,297,800
Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$446,819	177	Market	\$79,086,990
Taxable	\$419,762		Taxable	\$74,297,800
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$446,819	177	Market	\$79,086,990
Taxable	\$419,762		Taxable	\$74,297,800

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead	Market: \$482,680	Market Value After Cap: \$482,680	Net Taxable Value: \$0
DVET/Over 65	Market: \$481,560	Market Value After Cap: \$481,560	Net Taxable Value: \$0
DISABLED	Market: \$346,580	Market Value After Cap: \$346,580	Net Taxable Value: \$346,580
HOMESTEAD	Market: \$438,780	Market Value After Cap: \$438,780	Net Taxable Value: \$438,780
OVER 65	Market: \$426,570	Market Value After Cap: \$426,570	Net Taxable Value: \$425,140
ALL Homesteads	Market: \$439,250	Market Value After Cap: \$439,250	Net Taxable Value: \$435,420

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	236	39.8662	19,878,850			85,962,830	0		105,841,680	105,841,680	101,052,490
A4	1	1.6838	170			12,870	0		13,040	13,040	13,040
A*	237	41.5500	19,879,020			85,975,700	0		105,854,720	105,854,720	101,065,530
C1	31	41.4942	443,410			0	0		443,410	443,410	443,410
C6	12	0.0000	0			0	0		0	0	0
C*	43	41.4942	443,410			0	0		443,410	443,410	443,410
E	10	222.3500	4,136,120			0	0		4,136,120	2,699,800	2,699,800
E*	10	222.3500	4,136,120			0	0		4,136,120	2,699,800	2,699,800
F1	1	3.0438	228,290			271,150	0		499,440	499,440	499,440
F1	1	3.0438	228,290			271,150	0		499,440	499,440	499,440
F*	1	3.0438	228,290			271,150	0		499,440	499,440	499,440
J6	7	0.0000	0			0	0	443,279	443,279	443,279	143,055
J*	7	0.0000	0			0	0	443,279	443,279	443,279	143,055
L1	14	0.0000	0			0	497,790		497,790	497,790	0
L1H	1	0.0000	0			0	5,980		5,980	5,980	0
L1	15	0.0000	0			0	503,770		503,770	503,770	0
L*	15	0.0000	0			0	503,770		503,770	503,770	0
O1	439	79.9764	33,842,280			0	0		33,842,280	33,842,280	33,842,280
O2	65	12.4244	6,160,270			20,309,920	0		26,470,190	26,462,130	26,462,130
O*	504	92.4008	40,002,550			20,309,920	0		60,312,470	60,304,410	60,304,410
XVC	6	33.4026	3,330			0	0		3,330	3,330	0
XVD	5	20.4526	2,050			0	0		2,050	2,050	0
XVL	5	0.0000	0			0	265,620		265,620	265,620	0
X*	16	53.8552	5,380			0	265,620		271,000	271,000	0
TOTAL:	833	454.6940	64,694,770	0	0	106,556,770	769,390	443,279	172,464,209	171,019,829	165,155,645